

Chapter 12.112

WIRELESS TELECOMMUNICATIONS FACILITIES

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12.112.010

Purpose.

A.

The purpose of this section is to address planning issues brought on by the rapid growth in demand for low power radio services. This Section distinguishes low power radio from other broadcasting type telecommunication technologies and establishes provisions that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, health, @ and facility siting. It is the intent of the City to preserve the opportunity for continued and growing service within the community while encouraging co-location and other Stealth facility siting and design solutions in order to minimize visual impact on the city and preserve the quality of living within South Jordan City.

12.112.020 Definition&

The following definitions are specific to this Chapter.

- A- "Antenna" means a transmitting or receiving device used in telecommunications that radiates or captures radio signals,
- B. "Antenna mounting device", means devices such as arms or platforms that affix an antenna to a support structure.
- C. 'Lattice tower' means a self-supporting multiple sided, open steel frame structure used to support telerortunumcations equipment.
- D. 'Low power radio services facility,, means an unmanned structure which consists of equipment used primarily for the transmission, reception or transfer of voice or data through radio wave (or wireless) transmissions. Such sites typically require the construction of transmission support structures to which antenna equipment is attached
- E. 'Monopole" means a single cylindrical steel or wooden pole that acts as the support structure for antennas.
- F. "Roof mounted antenna" means an antenna or series of antennas mounted on a

flat roof, mechanical room or penthouse of a building.

G. 'Wall mounted antenna" means an antenna or series of individual antennas mounted against the vertical wall of a building.

H. 'Whip antenna" means an antenna that is cylindrical in shape. Whip antennas can be directional or omnidirectional and vary in size depending upon the frequency and gain for which they are designed.

I. "Wireless Telecommunications Facilities" means unmanned structures which consist of equipment used primarily for the Emissions reception or transfer of voice or data through wireless transmissions.

12-112-030 Low Power Radio Services Facility.

The requirements of this Chapter apply to both commercial and private low power radio services such as "cellular" or "PCS" (Personal Communications System) communications and

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paging systems unless specifically exempted All facilities shall comply with the following regulations and all other ordinances of the City and any pertinent regulations of the Federal Communications Commission and the Federal Aviation Administration.

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Development Master Plan Required.

A site location Development Master Plan shall be submitted by each company desiring placement of wireless telecommunication facilities. The Development Master Plan shall be submitted and approved by the Planning Commission and City Council prior to the processing of any permits for permitted or conditional use locations. Future amendments to each company's Development Master Plan shall be submitted and reviewed by the Planning Commission and City Council prior to approval of additional facility location. The Development Master Plan shall show all existing facilities within the City and in other communities adjoining the City and shall show approximate locations of planned facilities within the City and adjoining communities.

12.112.050 Permitted Um

Antennas to be located on monopoles, as allowed herein, may be allowed as a permitted use if co-located on an monopole site that has been previously approved by conditional use permit, provided that the company desiring to co-locate agrees in writing to abide by all the conditions and terms in the one" conditional use permit.

12.112.060 Conditional Use.

A conditional use permit is required for all types of wireless telecommunications facilities regardless of zoning designation. The Planning Commission shall provide written notice to all property owners within 300 feet of the proposed location at least 14 days prior to the public hearing. All engineering studies and technical information shall be available for review by the public during that

time period.

B. All types of wireless

telecommunication facilities are prohibited in residentially zoned areas except as may be permitted with a conditional use permit upon or within any institutional use, regardless of the zoning designation. These institutional uses include, but are not limited to: churches, well sites, water tanks, city parks, city buildings (fire, police, city hall), public schools, and quasi-public schools.

12.112.070 Facility Types.

Low power radio services facilities are characterized by the type or location of the antenna structure. There are five general types of such antenna structures: Wall mounted antennas; roof mounted antennas; monopoles with antennas and antenna support structure less than two (2) feet in width; monopoles with antennas and antenna support structure greater than two (2) feet in width and lattice towers. Standards for the installation of each type of antenna are as follows,

A-

Wall Mounted Antenna. The following provisions apply to Wall Mounted Antennas:

1.

Wall mounted antennas shall not extend above the wall line of the building or extend more than four (4) feet horizontally from the face of the building.

2.

Antennas, equipment and the supporting structure shall be painted to match the color of the building or structure or the background against which they are most commonly seen. Antennas and the supporting structures on buildings should be architecturally compatible with the building. Whip antennas are not allowed on a wall mounted antenna structure.

3. Antennas mounted directly on existing parapet walls, penthouses, or mechanical equipment rooms, with no portion of the antenna extending above the roofline of such structures, shall be considered a wall mounted antenna.

B.

Roof Mounted Antenna. The following provisions apply to Roof Mounted Antennas:

1.

Roof mounted antennas shall be allowed on top of existing penthouses or mechanical equipment rooms provided the antennas and antenna support structures are enclosed by a structure that creates a visual

screen. The screening structure, antennas and antenna mounting structures shall not extend more than eight (8) feet above the existing roofline of the penthouse or mechanical equipment room.

2.

For antennas not mounted on a penthouse or mechanical equipment room the antennas shall be mounted at least five (5) feet from the exterior wall of a building. For antennas mounted between five (5) and ten (10) feet from the exterior wall, the maximum height of a roof mounted antenna is directly

proportional to the distance the antenna is set back from the exterior wall up to a maximum height of ten (10) feet above the roofline of the building to which the antenna is attached. Antennas shall be mounted at least five (5) and ten (10) feet behind a parapet wall. For antennas mounted between five (5) and ten (10) feet behind a parapet wall, the maximum height of the antenna is directly proportional to the distance the antenna is set back from the wall up to a maximum of ten (10) feet as measured from the top of the parapet wall. The antennas shall not exceed more than fifteen (15) feet above the roofline of the building itself unless approved as a conditional use.

3.

Roof mounted antennas are permitted only on a flat roof and shall be screened, constructed and/or colored to match the structure to which they are attached

C. Monopole Antennas.

1. For purposes of this Chapter, there shall be two divisions of monopoles:
(1) Monopoles with antennas and antenna mounting devices that extend less than two feet from the sides of the monopole or support structure; and (2) monopoles with antennas and antenna mounting devices that extend more than two feet from the sides of the monopole or support structure. Both antenna types shall be subject to the following restrictions:

a.

The height limit of single user monopoles shall be limited to sixty (60) feet. The height limit of multiple user monopoles shall be limited to one hundred (100) feet. A separate conditional use permit shall be required for each pole location.

h.

Facilities to be co-located upon an existing pole shall be considered a permitted use, provided that the initial pole installation received a conditional use permit. The new facility shall comply with all other provisions relating to site development landscaping, security, etc. as provided herein.

c.

Monopoles shall be allowed only in rear yard areas and shall not be located in a required landscaped area, buffer area or required parking area.

D.

Only one monopole shall be allowed in a one (1) mile radius unless all towers located within one mile already have three co-locators, or it is not technologically reasonable for a particular co-locator to locate at an existing tower site and still provide competitive service within South Jordan City. In the event a provider alleges that it is not technologically reasonable to co-locate on an existing tower or at an existing site, the burden shall be upon the co-locator to demonstrate, by competent evidence, that such site is not technologically reasonable.

e. Monopoles shall be fenced with a six (6)foot vinyl-coated chain-WI fence or other fencing as approved or required by the Planning Commission. There shall be no climbing pegs located on the lower twenty (20) feet of the monopole.

f. The electronic cabinetry and subject enclosure shall not exceed twenty-five (25) feet by twenty-five (25) feet by ten (10) feet tall.

g. Monopoles and electronic cabinetry shall be located to obtain the highest amount of visual screening, such as behind built structures, and screened with mature trees and shrubbery- Each application shall be accompanied by a screening plan.

h. Each co-locator shall place electronic cabinetry with one shared wall to the original electronic cabinetry enclosure for efficient space utilization. Where the location is limited, as in a commercial district the first locator will be required to build housing that can adequately contain all co-locator's electronic cabinetry. Where the location is residential in character or the site is not conducive to landscaping, the electronic cabinetry shall be

encased in a structure emulating a small residential building, with gabled roof and durable exterior materials. All companies utilizing such cabinetry shall be responsible for removing any graffiti on the mature or correcting any vandalism to the structure within 72 hours of notification.

2. For monopoles with antennas and 12.112.070

antenna mounting devices that extend less than two feet from the sides of the monopole or support structure, the maximum height of such antenna shall not exceed ten (10) feet in height. Such monopoles may be allowed only in the following zones: OS, C-C, MU City, MU R&D, MU COM, and MU South. No such antenna shall be located within 200 feet of a residential zone.

3.

For monopoles with antennas and antenna support structure that extends more than two feet from the sides of the monopole or support structure, the maximum visible width of antennas and antenna mounting devices shall not exceed eight (8) feet in height or thirteen (13) feet in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting devices. Such monopoles may be allowed only in the following zones: OS, C-C, MU City, MU R&D, MU COM and MU South. No such monopole shall be located within 200 feet of a residential zone, nor closer than 250 feet from a major collector street or 500 feet from a major arterial meet. In addition no such monopole shall be located less than 1 ½ times the tower height from any other City street or residential dwelling.

D.

Lattice Tower. Lattice Towers are not permitted-
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Area Limitations for Wall and Roof Mounted Antennas.

A combination of both roof and wall mounted antennas may be allowed on a building. The total area for all wall and roof mounted antennas and supporting structures combined shall not exceed forty (40) square feet for each exterior wall of the building or a total of 160 square feet per building per carrier. A maximum of four (4) walls shall be occupied by cellular antennas. The total area shall be the sum of the area of each individual antenna face and the visible portion of the supporting structure as viewed when looking directly at the face of the building. The total area for a roof mounted antenna shall apply to the closest exterior wall. Up to three (3) carriers may utilize each building side for a maximum of four (4) sides. Each carrier shall obtain a separate conditional use permit.

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Additional Conditional Use Requirements.

In addition to conditional use standards outlined in this Title, the following shall be considered by the Planning Commission and City Council in evaluating a conditional use application for the location of a wireless telecommunication facility:

A.

Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.

B.

Whether co-location of the antenna on other existing structures in the same vicinity such as other towers, buildings, water towers,

utility poles, athletic field lights, parking lot lights, etc. is possible without significantly impacting antenna transmission or reception. The location of the antenna in relation to existing vegetation, topography and buildings to obtain the best visual screening.

D.

Whether the spacing between monopoles creates quantifiable detrimental impacts to adjoining properties.

E-

The Planning Commission and City Council may reduce the required setback from a residential zone if practical difficulties are demonstrated by the applicant (i.e. City Park location public buildings, etc.) or upon detailed demonstration by the applicant that the proposed facility can be effectively screened from the view of nearby sensitive land uses, provided that no pole may be permitted closer than one and one-half (1 1/2) times the height of the pole to any residential dwelling.

F.

Compliance with Uniform Building Code, regulations of the Federal Communications Commission and other applicable federal and state regulations.

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Accessory Buildings to Antenna Structures.

Accessory buildings to antenna structures shall comply with the required setback, height and landscaping requirements of the zoning district in which they are located. All power lines on the lot leading to the accessory Building(s) and antenna structure shall be underground.

12.112.110 Historic District&

Any antenna proposed for a location within a historic district or on a landmark site is subject to approval through the Historic Preservation Commiittee, Planning Commission and City Council.

12.112.120 Antennas and Mounting Structures on or Over a Public Right-of-Way.

Antennas and mounting @s are not permitted to encroach on or over the public sidewalk or on or over a public right-of-way.

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Non-maintained or Abandoned Facilities.

The Community Development Director may require each non-maintained Or abandoned low power radio services antenna to be removed from the building or premise, when such an antenna has not been repaired or put into use by the owner, person having control or person receiving benefit of such structure within (30) calendar days after notice Of non-maintenance or abandonment is given to the owner, person having control of Person receiving the benefit of such structure.

12.112.140 Microwave or Satelllite Dish.

Microwave dishes are large disks used to receive information via

satellite. These are used for telecommunication where there are no ground lines available in the vicinity.

Commercial microwave dishes are not permitted in City limits. Satellite dishes that are not used for telecommunication use and are over three feet in diameter shall apply for a site plan approval with the Planning and Zoning Department.

A. Location: Satellite dishes shall be located to the rear or side yards not facing a public street in single family detached residential zones and on flat roof tops in all other zones. Wall mounted satellite dishes are permitted if dishes are smaller than three feet in diameter.

B. Height: Satellites shall not be mounted in residential areas such that any part of the antenna exceeds eight (8) feet from the ground. Satellite disks located outside of residential zones shall not exceed over eight (8) feet above the roof line upon which they are mounted.

C. Quantity: Only one dish is permitted per household in residential and agricultural zones. Each multi-family building (R-M zones) may have up to three (3) satellite dishes if they are properly screened. A maximum of three satellite dishes are permitted on any one building in the commercial, office or industrial zones, and must be properly screened.

D. Mounting: On residential property, satellite disks and their support structure shall not be attached to or mounted on any building or building appurtenance, such as a pillar. Antennas shall be limited to rear or side yards and shielded from any public street. Satellite disks outside of residential zones shall prioritize rooftop mounted or commit to heavy screening. Roof top mounted satellite disks shall have a minimum set back of eight feet from the closest exterior wall.

E. Screening and Design Guidelines: All roof mounted satellite dishes shall be painted to match the color, patterns and/or material such that they blend with the building's architectural integrity.

12.112.150 Amateur "HAM" Radio.

Amateur radios are licensed and protected by the Federal Communication Act as part of the Emergency Broadcast System. Antennas greater than 12 feet tall with antenna and support structure exceeding ten (10) square feet in surface area, must apply for a building permit after receiving Community Development approval.

A. Quantity: No more than one amateur radio antenna shall be permitted on any lot.

B. Height: Amateur towers may not exceed 65 feet in height without an exception from the city Council following a recommendation from the Planning Commission. Any applicant wishing to apply for an exception to the tower height shall specify the details and dimensions of the proposed antenna and its supporting structures and shall further specify why the applicant contends that such a design and height are necessary to accommodate reasonably, the amateur radio communication.

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C.

Mounting: Antenna and its support structure shall not be attached or mounted on any building appurtenance, such as a chimney. Antennas shall be limited to rear yards and shielded from any street. The placement of amateur radio antennas shall remain 65 feet from any neighboring house; guide wires shall not be closer than five (5) feet from the property line on any side. The antenna shall be mounted to withstand wind force of more than eighty miles per hour without the support of guide wire.

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Other Types of Antennas

Antennas, communications facilities or communications equipment not or regulated by this Chapter are conditional uses in all non-residential zones within the City.

(Ord. 98-18, Amended, 10/02/1998)